



📍 2 The Old Brewery Northgate Street, Devizes, Wiltshire, SN10 1FH

🏠 Guide Price £160,000

A superb lower ground floor apartment converted in 2018. A very stylish First Time Buyer's home or a perfect downsizers next home in a convenient location.

- Town centre apartment
- Allocated parking
- Stylish open plan interior
- Large double bedroom
- Bespoke Devizes fine kitchen
- Contemporary bathroom
- Converted in 2018 by Gaigers
- Close to amenities
- Ideal first time purchase

🔑 Leasehold

🏠 EPC Rating C



Converted from the former Wadworth Brewery by Gaigers in 2018, this beautifully presented and exceptionally stylish one-bedroom apartment enjoys a tucked-away position just moments from Devizes' historic Market Place and town centre amenities.

The property offers a superb blend of character and contemporary living, making it an appealing choice for a wide range of buyers, from first-time purchasers seeking a spacious and individual home, to downsizers looking for town centre convenience.

Externally, the apartment benefits from a rare allocated parking space for a property so close to the town centre, as well as access to a bicycle and bin store and a small enclosed front courtyard.

Inside, the accommodation is light and inviting, featuring a 17ft open-plan sitting/dining room with two windows, a useful storage cupboard and modern electric heating. The living space opens seamlessly into a quality fitted kitchen by Devizes Fine Kitchen, complete with integrated appliances including a fridge/freezer, slimline dishwasher, washing machine, electric hob and oven.

An inner hall leads to a spacious double bedroom with two built-in double wardrobes and a dedicated study area fitted with a bespoke solid oak desk and drawers. The contemporary bathroom is finished to a high standard, featuring tiled-effect flooring, two large fitted mirrors, and a bath with shower over and glass screen.

A stylish and convenient town centre home, thoughtfully designed and ready to move into.

#### **Situation**

This fabulous converted apartment is beautifully appointed for all the shops and restaurants in town. Historic Devizes is bisected by the Kennet & Avon canal, part of a waterway joining London to Bristol and famed for its flight of twenty-nine locks, an engineering and aesthetic marvel walking distance from the town, and a paradise for canoeists, barges and anglers. Featuring a wealth of listed buildings and a weekly market, the bustling town enjoys a beautiful setting amidst Wiltshire's chalk downlands criss-crossed by ancient byways and prehistoric earthworks providing a scenic playground for walkers and cyclists. Cultural facilities include a museum, active theatre, cinema and vibrant live-music scene. Bath, Salisbury, Swindon, Marlborough and Chippenham are all within a 30-mile radius.

#### **Property Information**

Tenure: Leasehold. A 125 year lease from 2018.

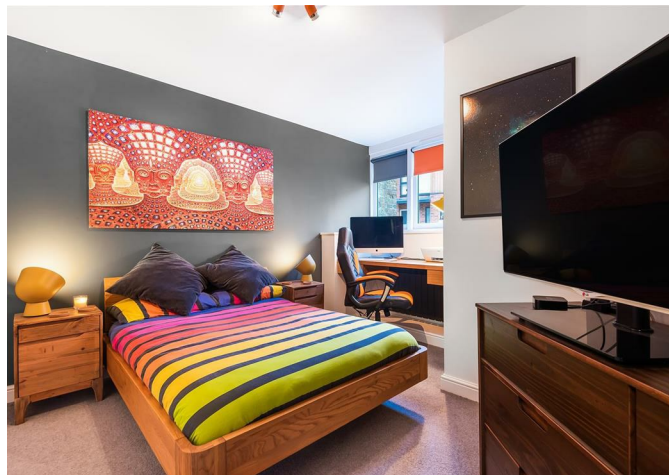
A Management Company is set up to cover the costs of maintaining the communal driveway, lighting and public liability insurance. Current amount payable - £1,300 p.a. All 16 properties become Directors of The Old Brewery (Devizes) Management Company Ltd.

Services: Electric Heating, Mains Water, Electricity and Drainage.

Council Tax: Band A

EPC Rating: C

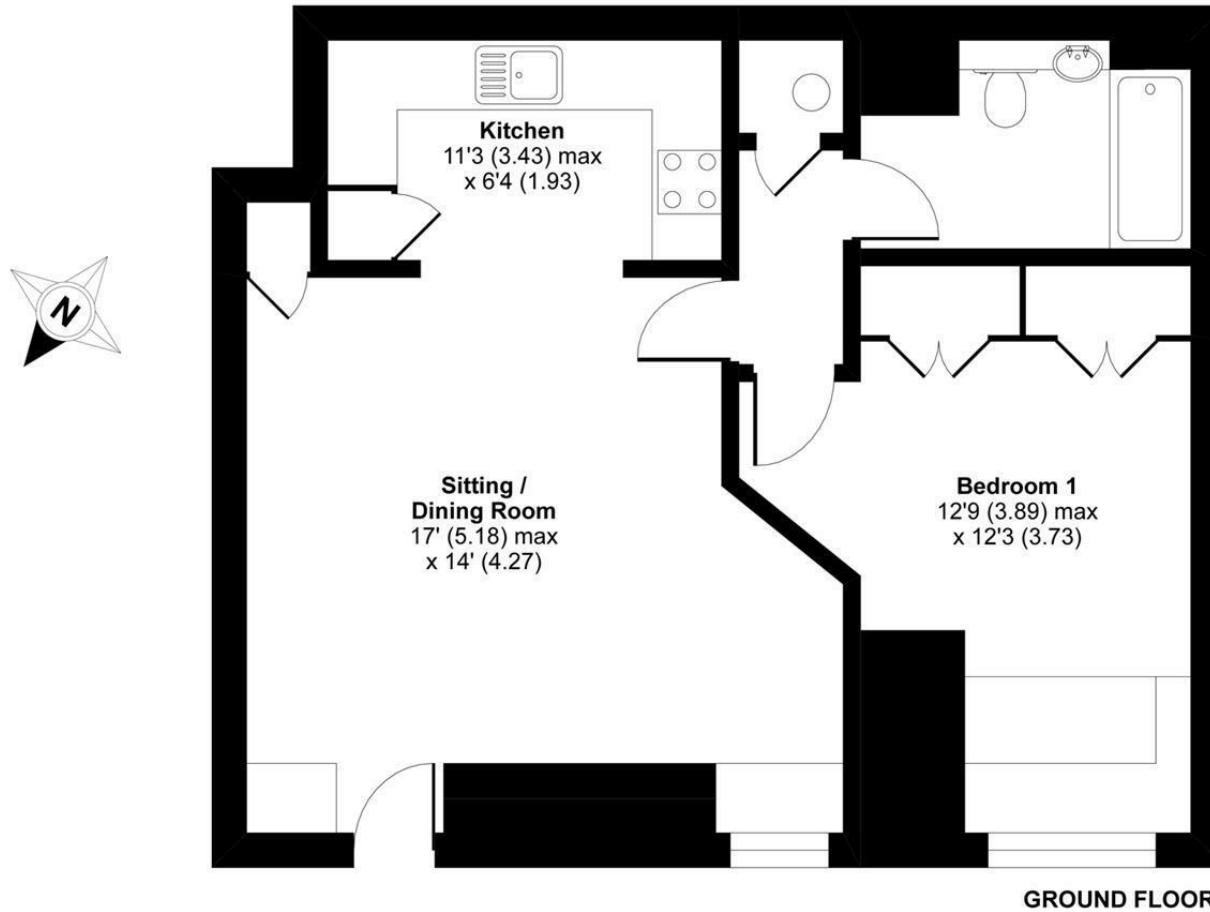
Classification: Conservation Area and The Old Brewery is a Building of Historical Significance.



## Northgate Street, Devizes, SN10

Approximate Area = 610 sq ft / 56.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020.  
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